177.0	0007	0007.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	765,300 /	765,300
					USE VALUE:	765,300 /	765,300
					ASSESSED:	765,300 /	765,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YAN ZHENYU &
Owner 2:	LI JUYING
Owner 3:	
Street 1:	10 UDINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FORSETER DANIEL -
Owner 2:	MIXTER ALLISON -
Street 1:	10 UDINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,383 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Aluminum Exterior and 2393 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7383.000	316,300		449,000	765,300
Total Card	0.169	316,300		449,000	765,300
Total Parcel	0.169	316,300		449,000	765,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.83 | /Parcel: 319.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 177.0-0007-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,200	0	7,383.	449,000	765,200	765,200	Year End Roll	12/18/2019
2019	101	FV	254,900	0	7,383.	442,600	697,500	697,500	Year End Roll	1/3/2019
2018	101	FV	254,900	0	7,383.	340,000	594,900	594,900	Year End Roll	12/20/2017
2017	101	FV	254,900	0	7,383.	320,700	575,600	575,600	Year End Roll	1/3/2017
2016	101	FV	254,900	0	7,383.	295,100	550,000	550,000	Year End	1/4/2016
2015	101	FV	253,700	0	7,383.	275,800	529,500	529,500	Year End Roll	12/11/2014
2014	101	FV	253,700	0	7,383.	254,000	507,700	507,700	Year End Roll	12/16/2013
2013	101	FV	253,700	0	7,383.	254,000	507,700	507,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13925

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORSETER DANIEL	59734-83		8/10/2012		520,000	No	No		
REED PETER & PA	45623-110		7/15/2005		525,000	No	No		
OSBORNE TIMOTHY	26351-536		5/29/1996		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2013	579	New Wind	8,900	C				
6/25/1999	377	Wood Dec	2,500					10X24 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
6/17/2013	Info Fm Prmt	EMK	Ellen K
10/25/2008	Meas/Inspect	189	PATRIOT
10/29/2005	MLS	MM	Mary M
2/29/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct 119972
GIS Ref
GIS Ref
Insp Date 07/02/18
!13925!

PRINT

Date	Time
12/11/20	03:48:54

LAST REV

Date	Time
08/06/18	09:18:08

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	119972
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7383		Sq. Ft.	Site		0	70.	0.87	6									449,041						449,000	

Total AC/HA: 0.16949 | Total SF/SM: 7383 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 449,041 | Spl Credit | Total: 449,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00899994
Adj $ / SQ:	129.404
Other Features:	100800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354561
Depreciation:	38293
Depreciated Total:	316268

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

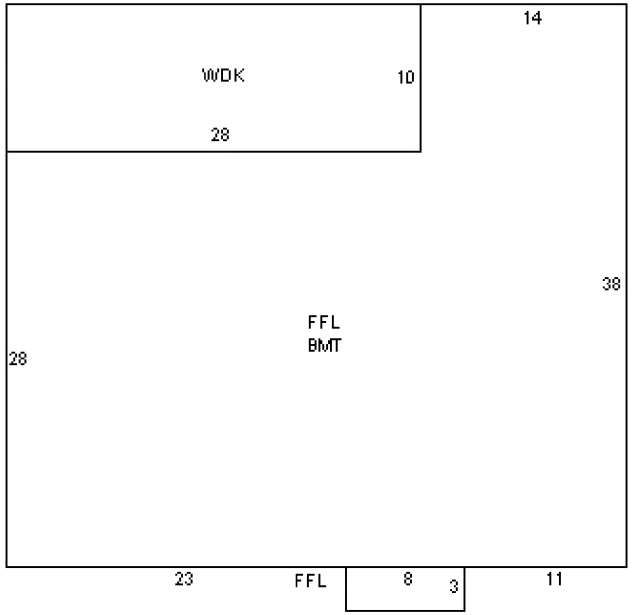
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	129.40
Special Features:	0	Val/Su Net:	107.73
Final Total:	316300	Val/Su SzAd	236.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,340	129.400	173,402
BMT	Basement	1,316	59.010	77,655
WDK	Deck	280	9.660	2,704

Net Sketched Area:	2,936			Total:	253,761
Size Ad	1340	Gross Are	2936	FinArea	2393

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0007-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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